



**CUSHMAN &  
WAKEFIELD**  
Atlantic

Multiple Office Suites  
Available For Sublease

## Place 400

400 Main Street  
Saint John, NB

***Class B Office  
Space***

***Economical,  
Centrally Located  
Property***





# ABOUT THE SPACES

Discover office space that offers tremendous value in an amenity rich area. Both flooded with natural light, the furnished turn-key suite features an efficient layout including welcoming reception, meeting rooms, large open work areas and kitchen. The raw space has been demolished as is ready for tenant fit-ups.

## HIGHLIGHTS

### Available Space:

- **Suite 2050:** 12,081 sf (raw space)
- **Suite 2080:** 10,891 sf (furnished suite)

**Availability:** Immediately

### Rental Rates:

**Suite 2050:** "As is" starting at \$15.00/sq ft Gross

**Suite 2080:** Starting at \$17.00/sq ft Gross

### Lease Expiry:

**Suite 2050:** December 31st, 2026

**Suite 2080:** December 31st, 2025

## KEY PROPERTY FEATURES

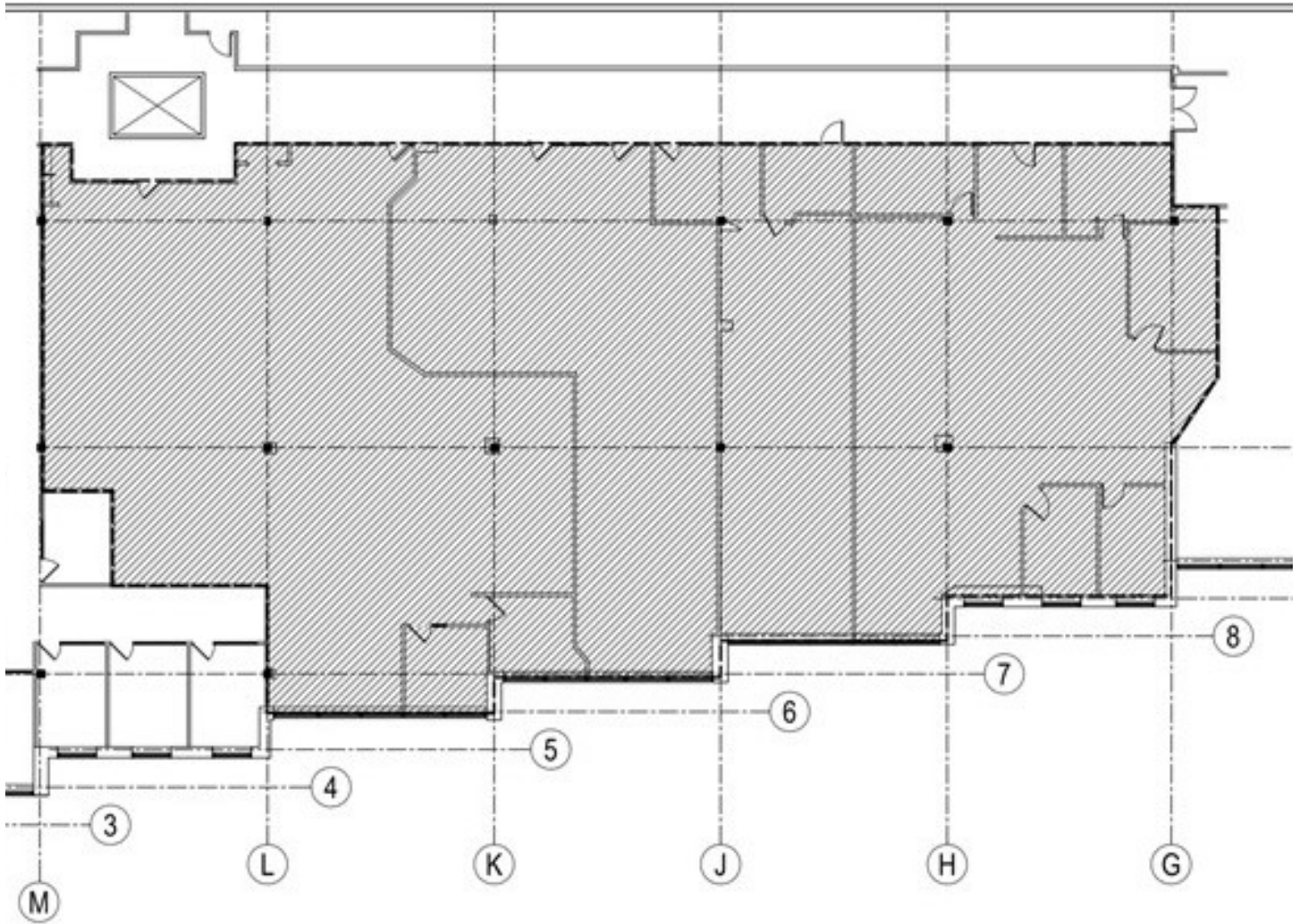
- Two traction-cable passenger elevators. One each at the east and west of the building. One hydraulic passenger elevator located in the central portion of the building
- 227 spaces (including 7 handicapped).
- Free surface parking for employees and guests
- The property offers barrier free access
- Pub inside the building

*Seamlessly Designed for Productivity,  
and Versatility*





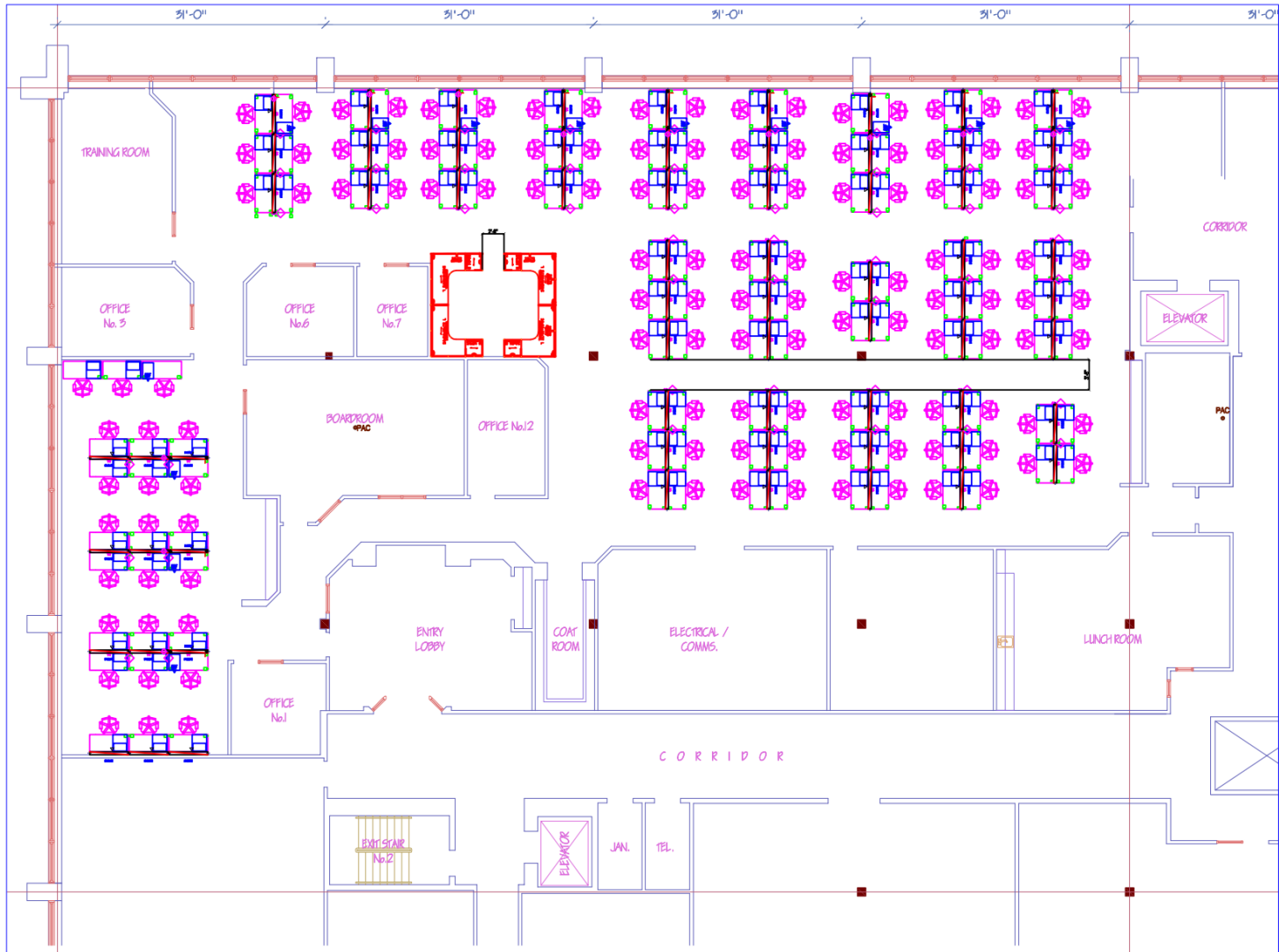
# FLOOR PLAN



## ***Suite 2050 - 12,081 sf***

This gutted space has had flooring, drop ceiling and all internal walls removed. The space is in base building condition ready for tenant fit-ups. This raw office space is ideal for business looking to customize a workspace to align perfectly with their operations.

# FLOOR PLAN



## ***Suite 2080 - 10,891 sf***

This turn-key furnished office space is designed for convenience and efficiency, offering a seamless move-in experience for tenants. Expansive windows fill the space with abundant natural light, creating a bright and inviting work environment. The layout strikes a perfect balance between open workstations and private offices, catering to a variety of work styles and team structures. Whether for collaborative tasks, focused individual work, or client meetings, this office setup provides the flexibility needed to support productivity and comfort.

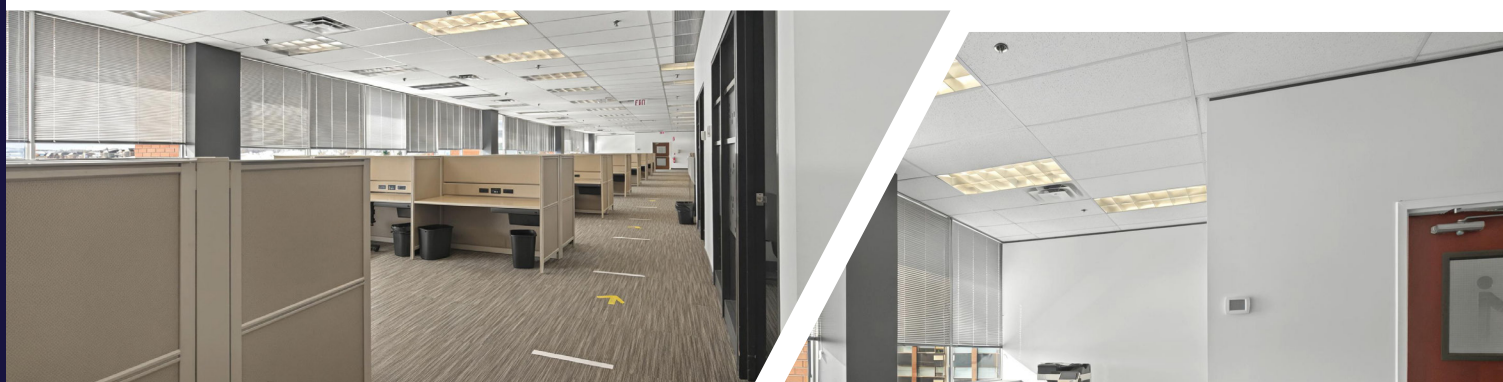
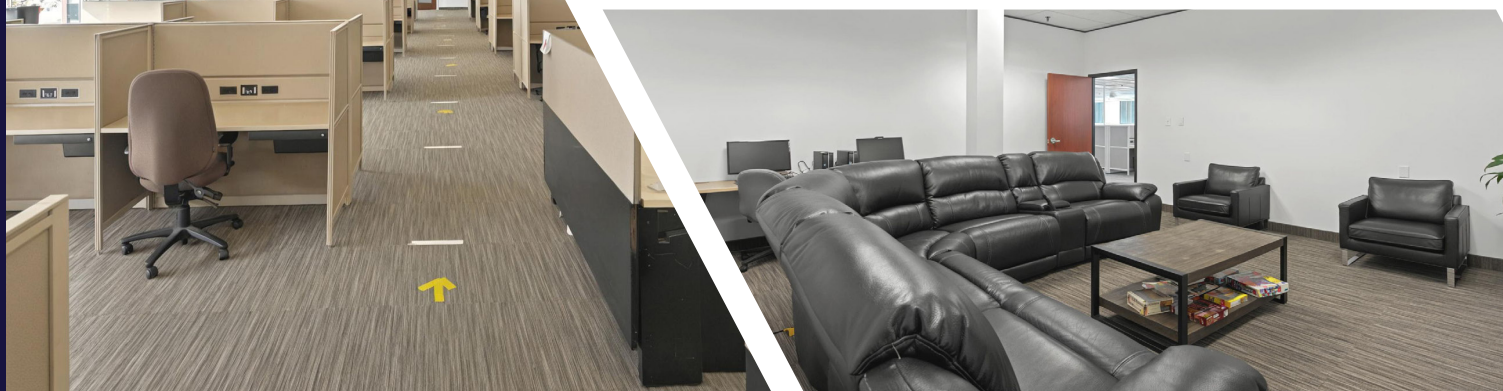
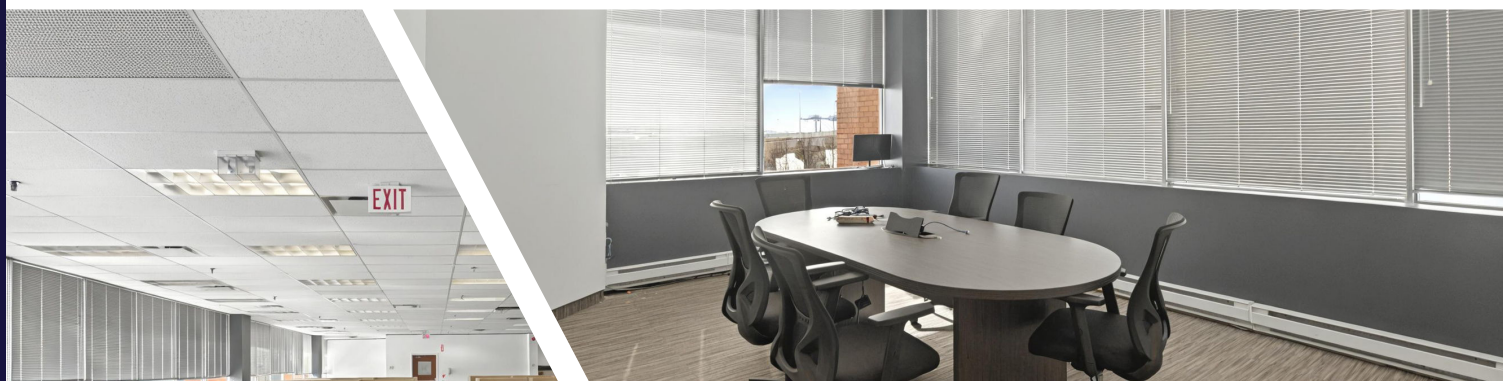


# SUITE 2050





# SUITE 2080





# Strategically Positioned



## HOLIDAY INN EXPRESS

Direct indoor access



## CONVENIENT LOCATION

Easy access to highway and all areas of the city



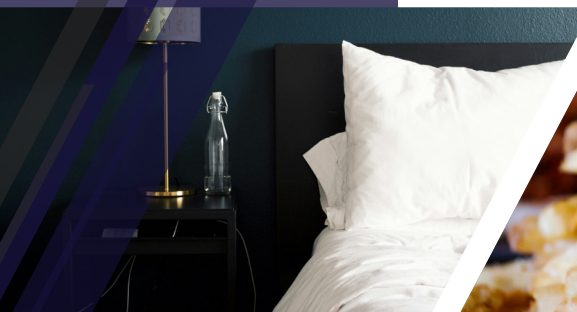
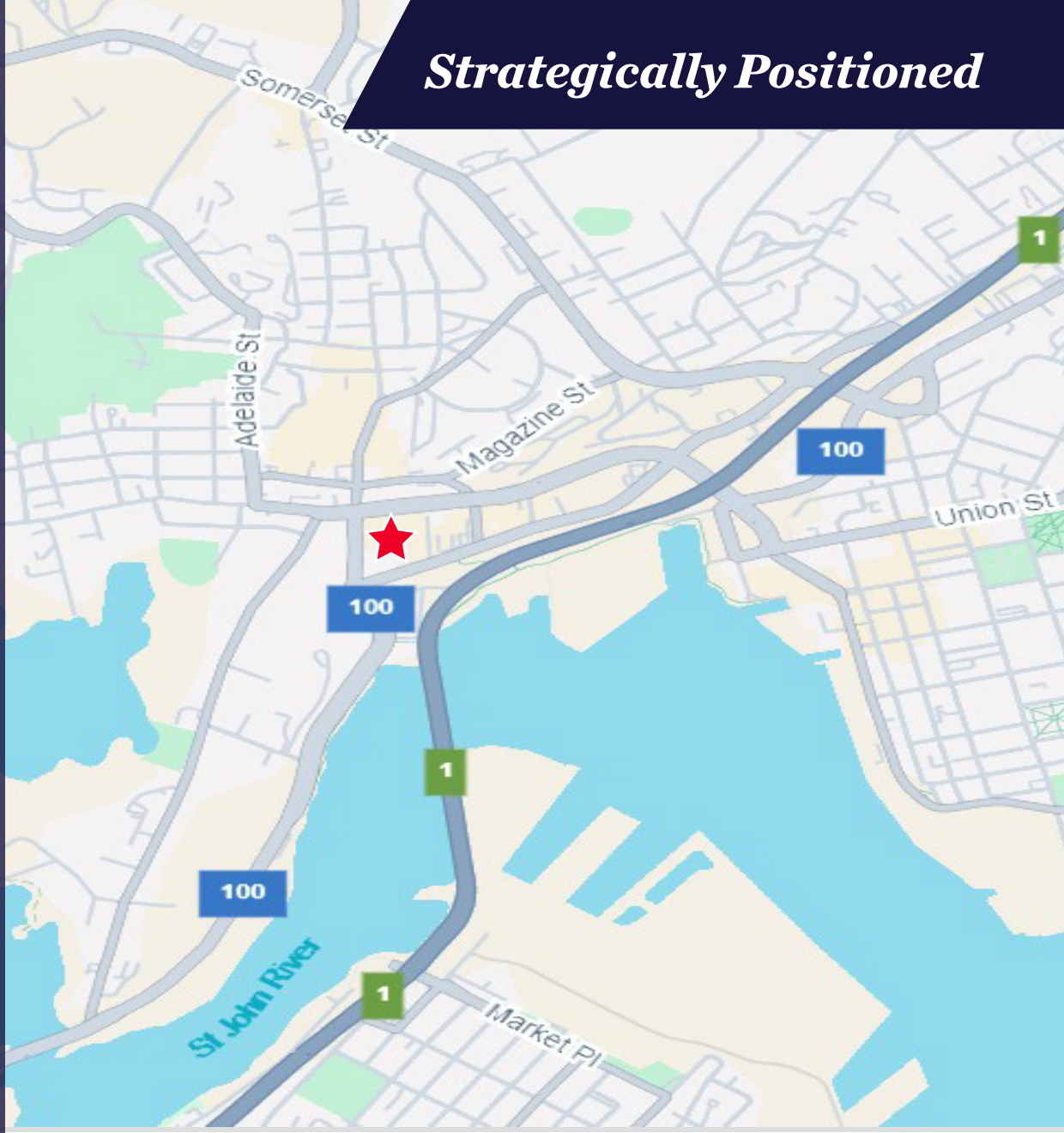
## AMENITIES

Great selection of restaurants and retail



## UPTOWN ACCESS

Convenient travel to Uptown Saint John



For more information, please contact:

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